



## REGULAR MEETING – MARCH 1, 2011

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, MARCH 1, 2011, AT 6:58 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN BUHLER.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Buhler  
Carolynn Burt  
Don Christensen  
Corey Rushton  
Steve Vincent  
Mike Winder

Wayne Pyle, Chief Executive Officer  
Sheri McKendrick, Secretary

ABSENT: Russ Brooks

STAFF PRESENT:

Paul Isaac, Assistant City Manager  
Kevin Astill, Parks and Recreation Director  
Jim Welch, Finance director  
Buzz Nielsen, Police Chief  
Nicole Cottle, CED Director  
Russell Willardson, Public Works Director  
Layne Morris, Community Preservation Director  
John Evans, Fire Chief  
Eric Bunderson, Acting City Attorney  
Kevin Condeø Administration  
Owen Jackson, Administration  
Jake Arslanian, Public Works Department

1503

### OPENING CEREMONY

The Opening Ceremony was previously conducted by Carolynn Burt who discussed observations made during a cruise and visit to Cabo San Lucas, Mexico, the previous week. She expressed gratitude for the freedoms citizens have in living in the United States, and she led those in attendance in the Pledge of Allegiance to the Flag.

1504      **APPROVAL OF MINUTES OF ANNUAL MEETING HELD FEBRUARY 1, 2011**

The Board read and considered Minutes of the Annual Meeting held February 1, 2011. There were no changes, corrections or deletions.

After discussion, Mr. Winder moved to approve the Minutes of the Annual Meeting held February 1, 2011, as written. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1505      **APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD FEBRUARY 8, 2011**

The Board read and considered Minutes of the Special Regular Meeting held February 8, 2011. There were no changes, corrections or deletions.

After discussion, Mr. Winder moved to approve the Minutes of the Special Regular Meeting held February 8, 2011, as written. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1506      **APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD FEBRUARY 15, 2011**

The Board read and considered Minutes of the Special Regular Meeting held February 15, 2011. There were no changes, corrections or deletions.

After discussion, Mr. Winder moved to approve the Minutes of the Special Regular Meeting held February 15, 2011, as written. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1507

**RESOLUTION NO. 11-11, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH ASF MANAGEMENT, LLC, TO PURCHASE PROPERTY LOCATED AT 2963 WEST LEHMAN AVENUE**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-11 which would approve a Real Estate Purchase Agreement with ASF Management, LLC, in the amount of \$145,000.00 plus closing/broker costs, to purchase property located at 2963 West Lehman Avenue.

Mr. Pyle stated the Redevelopment Agency desired to acquire this residential property on Lehman Avenue. He further stated the property was located in the City Center Redevelopment Project Area and would play a key role in the renewal of the area. He indicated by owning the property the Agency would have control over its use and development and could insure development in accordance with Agency and City vision for the City Center.

After discussion, Ms. Burt moved to approve Resolution No. 11-11, a Resolution Approving a Real Estate Purchase Agreement with ASF Management, LLC, to Purchase the Property Located at 2963 West Lehman Avenue. Mr. Rushton seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1508

**RESOLUTION NO. 11-12, APPROVE AN AGREEMENT WITH GSBS ARCHITECTS FOR DESIGN OF THE CITY CENTER PROMENADE PROJECT**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-12 which would approve an Agreement with GSBS Architects, in an amount not to exceed \$600,000.00, for design of the City Center Promenade Project.

Mr. Pyle stated the Redevelopment Agency desired to enter into an agreement with GSBS Architects for the design of the City Center Promenade Project. He reported although a request for proposal had not been sent out for this service, because this type of service was a professional service, GSBS had been chosen from a number of interested firms who had submitted samples to the RDA for consideration on this project.

The Chief Executive Officer reported the City Center Redevelopment Plan had been adopted by the Agency and recently had been updated. He indicated this plan involved the urban renewal of the area that included property surrounding City Hall and the area to the west of City Hall. He indicated the area also included a linear park called the Promenade. He also stated the RDA had been purchasing property and securing funds for the development of the City Center Promenade Project and was now at the design stage.

After discussion, Mr. Rushton moved to approve Resolution No. 11-12, a Resolution Approving an Agreement with GSBS Architects for the Design of the City Center Promenade Project. Mr. Winder seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, MARCH 1, 2011, WAS ADJOURNED AT 7:00 P.M., BY CHAIRMAN BUHLER.



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REGULAR MEETING – MARCH 1, 2011

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, March 1, 2011.

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Sheri McKendrick, MMC  
Secretary